

**Beaver Brook Farm Committee
Minutes April 28, 2016**

Present for the Committee were: Chairman Ellis Neofotistos, Dave Paquin, Debra Ahern, May Paquette and Don Plummer. Also present was: Betsy Ware, Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 1st floor conference room.

Absent: Andrew Graham, Warren Shaw,

The Chairman opened the meeting at 3:52 p.m. once a quorum was achieved.

Ms. Ware began the discussion with slides of the buildings on the Beaver Brook Farm property. She went through the buildings and had labeled them with the immediate needs of each building. There was a discussion on removing evergreens near buildings, cutting the vines and letting them die then removing them carefully from the sides of the buildings as to not disturb the siding. Ms. Ware explained that National Grid had sent a tree removal service over to the Beaver Brook property to remove the tree that was next to the house but it was near power lines so they had to remove it not the Town. Mr. Richardson was a little upset with this tree being removed but the tree was dead and it was very close to the house allowing squirrels into the attic. Ms. Ware has been calling around for squirrel removal. Apparently you cannot kill squirrels you have to trap them and remove them. She stated she has also been calling around for gutter prices.

There was a picture of one of the buildings with a slate roof where the roof is in good shape however needs a few slates. Ms. Ware stated that there are a fair amount of trees near this building but Mr. Pfeiffer's suggestion was to trim the trees first before considering removal. You need to create air flow around the buildings.

Garage/Silo Building

The stone on this building is not in bad shape. Concrete was added to this building in the 1920's or 30's and some mortar may need to be added to the stone.

Seed shed

This is the building that Michael Burrey stated he would be interested in conducting a class and doing repairs to this building. Mr. Neofotistos asked at what cost? Ms. Ware stated she has an email into him but it was her understanding that the Town would supply the materials and they would volunteer the labor as a learning class. This project would not take place until the fall but she will confirm this conversation. Mr. Neofotistos wanted to make sure there was no issue with having to provide prevailing wage because the Town owns the property.

There was a discussion on determining which buildings should be saved and the Committee needs to determine this. Also, the Town Manager needs to have a conversation with Mr. Richardson to see if extending his stay on the property is in the best interest of the Town.

There was a discussion on the language in the original article which already has a provision in it to use a portion of the money for maintenance. Ms. Ware has been trying to follow up with Town Counsel on the issue.

Ms. Ware talked about the workshop building having had a fire in it and being lightly framed. The milk building the roof is covered with a corrugated material which most likely contains asbestos. The dairy complex has water pouring into the back of this building. The section between the dairy complex and the silo should come down, and there are a lot of invasives behind this building.

Ms. Ware showed pictures of concrete walls on the property that were in between the greenhouses that use to be on the property.

Volunteers on the Property

Ms. Ware stated that they have a few people here that want to volunteer their time picking up trash along the stone wall next to Mammoth Road. There was a discussion on whether to supply official overflow trash bags or arrange to have a barrel from the DPW placed at the property. The Committee advised town staff to check on the insurance liability for the Town to have volunteers on Town property and what the best course of action to protect the Town in case of an accident.

Final Report on Condition of Buildings

Ms. Ware has been in touch with Brian Pfeiffer regarding the final report. He has had a little string of bad luck but will have the final report within the next two to four weeks.

The Boy Scouts are looking to have a work day at Beaver Brook on May 14th to do some brush cutting.

Existing Conditions Plan

The Committee discussed coming up with an existing conditions plan and quantify what to do with the property. The Committee discussed the list that Mr. Plummer had come up with back several meetings ago. Mrs. Paquette discussed getting a plan showing just the Beaver Brook property so that they could begin deciding what they'd like to see on the property and start laying things out. There was a discussion on coming up with uses that would generate income for the Town to be able to put the money back into the property for maintenance.

There was a discussion on a flea market type of activity and maybe community gardens.

Next Meeting

The next Beaver Brook Meeting will be in two weeks – May 12, 2016 at 6:00 p.m.

Adjourn

Mr. Paquin made a motion to adjourn the meeting at 6:05 p.m. Mrs. Ahern seconded the motion. The motion carried unanimously.

BEAVER BROOK FARM COMMITTEE

~~Edna P. L.~~
Majetta M. Laguth
Dee Dee L.

He
David D. Pagan